

CITY OF ATLANTA



2004-2019 Comprehensive Development Plan (CDP)

City of Atlanta
Department of Planning, and Community Development
July 2003

CITY OF ATLANTA OFFICIALS

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In Memoriam

WILLIAM FRANKLIN KENNEDY, JR.

The 2004-2019 Comprehensive Development Plan is dedicated to the memory of William Franklin Kennedy, Jr., (1940-2003) who died unexpectedly in the spring of 2003. This dedication was authorized by a resolution that was adopted unanimously by the Atlanta City Council and approved by Mayor Shirley Franklin.

Mr. Kennedy began his career with the City of Atlanta in 1961, and served as the City's Zoning Administrator from 1979-1994. He was instrumental in facilitating many of the major development projects that assisted in the transition of Atlanta to the ranks of the great international cities. Under his leadership, new zoning and subdivision regulations were created that allowed for balanced growth and maintained the character and integrity of the city's many neighborhoods.

Prior to his service as Zoning Administrator, Mr. Kennedy authored a number of planning studies that had a significant impact on the city's development, including the Urban Framework Plan, which anticipated the growth of the city and the need to balance that growth in a comprehensive way. He supervised the preparation of a group of land use studies, Transit Station Area Development Studies (TSADS), that looked at development around MARTA Rapid Rail Stations.

He was a strong advocate of Atlanta's neighborhoods and was pivotal in the development of Atlanta's public participation program, the Neighborhood Planning Unit (NPU) system. His counsel was sought by a wide range of community interests, and his wise advice helped to facilitate agreements between parties involved in a range of contentious issues.

After his retirement from the city in 1994, he embarked on an extremely successful consulting career where his expertise was sought by groups throughout the United States.

Mr. Kennedy's friendship, sense of humor, and dedication to Atlanta's quality of life brightened the day-to-day activities of City staff, elected officials, and citizens. His untimely passing was a personal and professional loss to many persons throughout the country. This dedication is but a small tribute to the many contributions to the development of the City of Atlanta made by William Franklin Kennedy, Jr., during his long service to the citizens of Atlanta.

COMPREHENSIVE DEVELOPMENT PLAN MANDATE

The Charter of the City of Atlanta mandates the preparation of a comprehensive development plan (CDP) in Section 3-601 as follows:

The Mayor shall have a comprehensive development plan of the City of Atlanta prepared and maintained to be used as a guide for the growth and development of the City and which will identify its present and planned physical, social and economic development. This plan shall: 1) set forth the comprehensive development goals, policies and objectives for both the entire City and for individual geographic areas and communities within the City, 2) in conformance with such development goals, objectives and policies, identify the general location, character, and extent of streets and thoroughfares, parks, recreation facilities, sites for public buildings and structures, City and privately-owned utilities, transportation systems and facilities, housing, community facilities, future land use for all classifications, and such other elements, features and policies as will provide for the improvement of the City over the next 15 years.

The CDP is used as a guide in the preparation and adoption of the five-year Capital Improvements Program (CIP) and yearly City Budget.

The following plans are hereby incorporated into the 2004 Comprehensive Development Plan:

1. **The Impact Fee Study, City of Atlanta, Georgia**, prepared by James Duncan and Associates in association with Rimrock Consulting, Dr. Arthur C. Nelson, LRE Engineering Inc.; Webb and Web, attys; the Sales Law Group, P.C.; and Williams-Russell & Johnson, dated March 18, 1993. In cases of conflict between the Impact Fee System: Final Report and the Comprehensive Development Plan, the Impact Fee System: Final Report shall prevail unless otherwise expressly stated by the City Council.
2. **The Atlanta Empowerment Zone Strategic Plan: Creating an Urban Village.**
3. **2004 – 2019 Capital Improvement Program**
4. **The 2000 Annual Action Plan of the 2000 – 2004 Consolidated Plan**, which identifies needs, priorities, and geographic targeting policies for funding which the City receives through grant programs of the U.S. Department of Housing and Urban.
5. **City of Atlanta 2002 Detailed Adopted Budget**
6. **Atlanta Renaissance Program** prepared by the Atlanta Renaissance Board in 1996. The study included a thorough analysis of Atlanta's economic conditions and trends.
7. **Redevelopment Plans:**

Summerhill	English Avenue
Old Fourth Ward	Metropolitan Parkway
Mechanicsville	Jonesboro Road
Auburn Avenue	Simpson Road
Peopletown	Southside Atlanta
Pittsburgh	
8. **Area Studies:** i) Southwest Atlanta, ii) Buckhead Village, iii) Northwest Atlanta Framework Plan, and iv) Home Park Master Plan.
9. **Corridor Studies:** i) Cheshire Bridge Road, ii) North Highland Avenue and iii) District Two Rail Corridor Study.

10. Parks, Open Space, and Greenways Plan. The Plan, adopted in 1993, established park planning policies intended to guide the development of parks and recreational facilities for the next 15 years.

PREFACE

City planning is about creating connections and interactions between forces that create and change the places we live in. Since city planning is so complex, the City of Atlanta has begun to use the following set of working principles to help navigate its planning and development practices:

- include all those affected by a contemplated planning or development activity from the beginning;
- incorporate all of the disciplines, skills, experience and knowledge that can contribute;
- include all the agencies and organizations with any jurisdiction or voice;
- use planning as a connective tool to put people in touch with each other and with their places;
- develop a vision that generally guides where the planning activity should be heading;
- identify implementation steps in increments that can be accomplished, that have community support, and that move in the direction of a shared vision;
- think of the whole of the effect of an activity, even as its various parts are being identified;
- use urban design as a reflective communication and visioning tool to help people see, understand and interact with work as it progresses;
- include the dimension of time - and motion - in conceptualizing city planning and urban design responses to develop needs;
- acknowledge change, and seek positive directions in anticipating and responding to change forces;
- build on strengths, on what is already working, in formulating planning and development strategies; and
- be ready with a strategy to implement necessary changes.

CITY COUNCIL
ATLANTA, GEORGIA

AN ORDINANCE

03-0-0602

BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

AN ORDINANCE ADOPTING THE 2004 CITY OF ATLANTA
COMPREHENSIVE DEVELOPMENT PLAN; AND FOR
OTHER PURPOSES.

WHEREAS, Sections 3-601, 3-602 and 3-603 of the Charter of the City of Atlanta require that the Mayor shall have prepared a one-, five -, and fifteen – year Comprehensive Development Plan to provide for the physical, social and economic growth of the City as will best promote the public health, safety and general welfare of the City residents; and

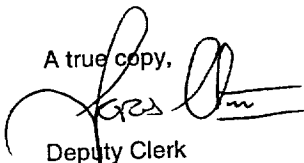
WHEREAS the Mayor has caused the 2004 Comprehensive Development Plan to be prepared as outlined in the Charter; and

WHEREAS the requirements of the Charter have been met by Council concerning this plan;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:

- Section 1:** That the document entitled, City of Atlanta 2004 Comprehensive Development Plan, consisting of twenty-one functional elements and graphics plus 24 Fifteen-Year Land Use Plan maps, is hereby adopted as the official Comprehensive Development Plan as mandated by Section 3-601, 3-602 and 3-603 of the Charter of the City of Atlanta.
- Section 2:** That a summary of major changes between the adopted 2003 Comprehensive Development Plan and the draft 2004 Comprehensive Development Plan is attached as Exhibit A.
- Section 3:** That, following the adoption of the Comprehensive Development Plan, the Council shall amend the City's zoning ordinance to conform it to the plan in accordance with procedures prescribed by general law.
- Section 4:** That this plan shall become effective immediately upon adoption by the City Council and approval by the Mayor, and shall remain in effect until such time as it is amended or repealed.
- Section 5:** That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

A true copy,


Deputy Clerk

ADOPTED as amended by the Council
APPROVED by the Mayor

JULY 07, 2003
JULY 12, 2003